



After recording return to:  
NW Legacy Law, P.S.  
1003 Officers Row  
Vancouver, WA 98661

Skamania County  
Real Estate Excise Tax

37750  
MAY 19 2025

PAID exempt  
Skamania County Treasurer  
*Max Monaghan Deputy*

## Warranty Deed

**Grantor:** Kendel D. McMaster, formerly Kendel D. Emmerson, Trustee of the Emmerson Trust dated January 24, 2022

**Grantees:** Joey L. McMaster and Kendel D. McMaster, Trustees of the McMaster Trust dated April 3, 2025

**Abbreviated Legal:** SURVEY BK 3/PG 189

**APN:** 02071740030000 *om*

Kendel D. McMaster, formerly Kendel D. Emmerson, Trustee of the Emmerson Trust dated January 24, 2022, Grantor, for and in consideration of \$0 in hand paid, conveys and warrants to Joey L. McMaster and Kendel D. McMaster, Trustees of the McMaster Trust dated April 3, 2025, Grantees, the real property located at 1455 E Cascade Dr, situated in the County of Skamania, State of Washington, more particularly described as follows ("Property"):

That portion of the G.W. Johnson Donation Land Claim in the Southeast Quarter of Section 17, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington. EXCEPT a 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

*[Remainder of page left blank intentionally.]*

Skamania County Assessor *om*

Date 5/12/25 Parcel # 02071740030000

